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8/16/2016 1:31:00 PM \$16.00  
Book - 10464 Pg - 6515-6518  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Please Return to:

SoJo Hotel Partners, LLC  
Attn: Michael R. Christensen  
748 W. Heritage Park Blvd., Ste. 203  
Layton, UT 84041

27-13-127-010  
86699.TF

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UTAH TRANSIT AUTHORITY, a public transit district organized and existing pursuant to the laws of the State of Utah, with an address at 669 West 200 South, Salt Lake City, Utah 84101 (hereafter "GRANTOR") hereby conveys in fee and warrants (only as against those claiming by, through or under GRANTOR) to SOJO HOTEL PARTNERS, LLC, a Utah limited liability company, with an address of 748 West Heritage Park Boulevard, Suite 203, Layton, Utah 84041 (hereafter "GRANTEE"), all of Grantor's interest in the following described real property situated in Salt Lake County, State of Utah, together with all easements, rights, entitlements, improvements, water rights and privileges appurtenant to the real property:

See Exhibit "A" to this Special Warranty Deed.

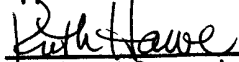
The fee interest granted hereunder is subject only to dedicated roads and easements of record and those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

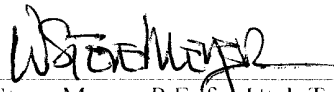
GRANTOR

UTAH TRANSIT AUTHORITY,  
a public transit district

By   
Jerry Benson, for Utah Transit Authority  
Interim President/CEO

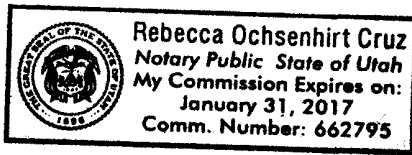
Approved as to form:

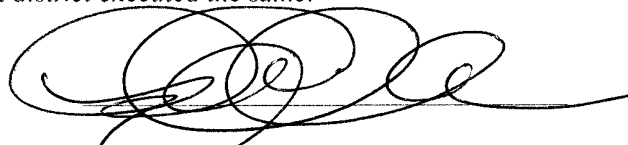
  
\_\_\_\_\_  
UTA Legal Counsel

By   
W. Steve Meyer, P.E. for Utah Transit Authority  
Chief Development Officer

State of Utah )  
 )ss.  
County of Salt Lake )

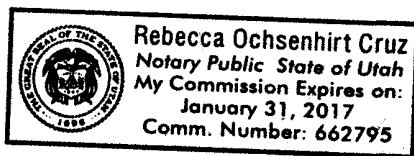
On the 3 day of August, 2016, personally appeared before me duly sworn did say that he, the said Jerry Benson, is the Interim President/CEO of said Utah Transit Authority, a public transit district organized and existing pursuant to the laws of the State of Utah, and that the within and foregoing instrument was signed in behalf of said public transit district, by authority and the said Jerry Benson duly acknowledge to me that said public transit district executed the same.



  
NOTARY PUBLIC  
My Commission Expires:

State of Utah )  
 )ss.  
County of Salt Lake )

On the 3 day of August, 2016, personally appeared before me duly sworn did say that he, the said W. Steve Meyer, P.E., Chief Development Officer of said Utah Transit Authority, a public transit district organized and existing pursuant to the laws of the State of Utah, and that the within and foregoing instrument was signed in behalf of said public transit district, by authority and the said W. Steve Meyer, P.E. duly acknowledge to me that said public transit district executed the same.



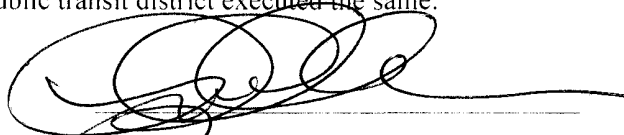
  
NOTARY PUBLIC  
My Commission Expires:

EXHIBIT "A"

Legal Description

LOT 2, SOJO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXHIBIT "B"

Permitted Exceptions

1. Easements, notes and restrictions as shown on the recorded plat for SoJo Subdivision, recorded June 9, 2016, as Entry No. 12296063.
2. Terms, conditions and restrictions provided in that certain Easement, dated January 14, 2011 and recorded February 10, 2011 as Entry No. 11132147 in Book 9904 at Page 6727.
3. Terms and conditions as contained in that certain Cross Easement Agreement by and between Jordan Gateway Properties, LLC, a Utah limited liability company and Utah Transit Authority, a public transit district, dated December 16, 2010 and recorded February 10, 2011 as Entry No. 11132148 in Book 9904 at Page 6733.
4. Ordinance No. 2008-15 Adopting the Gateway Central Redevelopment Project Area Plan, dated October 7, 2008 and recorded October 31, 2008 as Entry No. 10553414 in Book 9655 at Page 7776.
5. Protective Covenants, Conditions and Restrictions, recorded June 15, 2016 as Entry No. 12300849 in Book 10442 at Page 2682.
6. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded July 7, 2016 as Entry No. 12315976 in Book 10449 at Page 9221.